



# Staff Report PC17-044-CP

## Whitestown Business Park Bldg 3– Concept Plan

**Docket PC17-044-CP – Concept Plan – Whitestown Business Park Bldg 3.** The petitioner is requesting approval of a Concept Plan to be known as Whitestown Business Park, Building 3. The subject property is currently zoned I-1 Light Industrial and is approximately 51.41 acres. This property is located on the west side of SR 267, north of Perry Blvd. The petitioner is Exeter Property Group and the project engineer is Innovative Engineering.

### Site Location

- The subject property was zoned I1 by Boone County Plan Commission
- Traffic Study and INDOT driveway permits issued and a revised Traffic Engineering Report was received in January 2015. INDOT permitted the three driveways to function as follows:
  - North driveway- Full function (no signal)
  - Middle driveway- right-in/right-out only
  - South driveway- full functioning. INDOT states that a signal is not warranted at this time for this intersection.
- Plan Commission approved Secondary Plat PC16-028-PP in October 2016
- Plan Commission saw PC16-035-DP of this same property in January 2017



## Concept Plan Process

The "Concept Plan" is required as part of any application for approval of a major subdivision. The submittal contains a Site Analysis Map showing the unique characteristics of the site as well as a Concept Plan showing the proposed layout of the project.

The Concept Plan is then presented at a WPC meeting for public review and open discussion. While no official action shall be taken, the WPC may require that impact assessments be done for discussion at the time of the Primary Plat hearing.

Impact assessment shall be performed by a qualified professional with training, experience, and expertise in the field relevant to the specific section of the study in which work shall be performed. The WPC shall mandate such studies at the expense of the applicant and of the professional of choice of the WPC. Such assessment may include any of the following:

- ☐ Traffic and Transportation
- ☐ Tax Base
- ☐ Water and Sewer Service
- ☐ Fire, Police, and Emergency Services
- ☐ Schools
- ☐ Parks

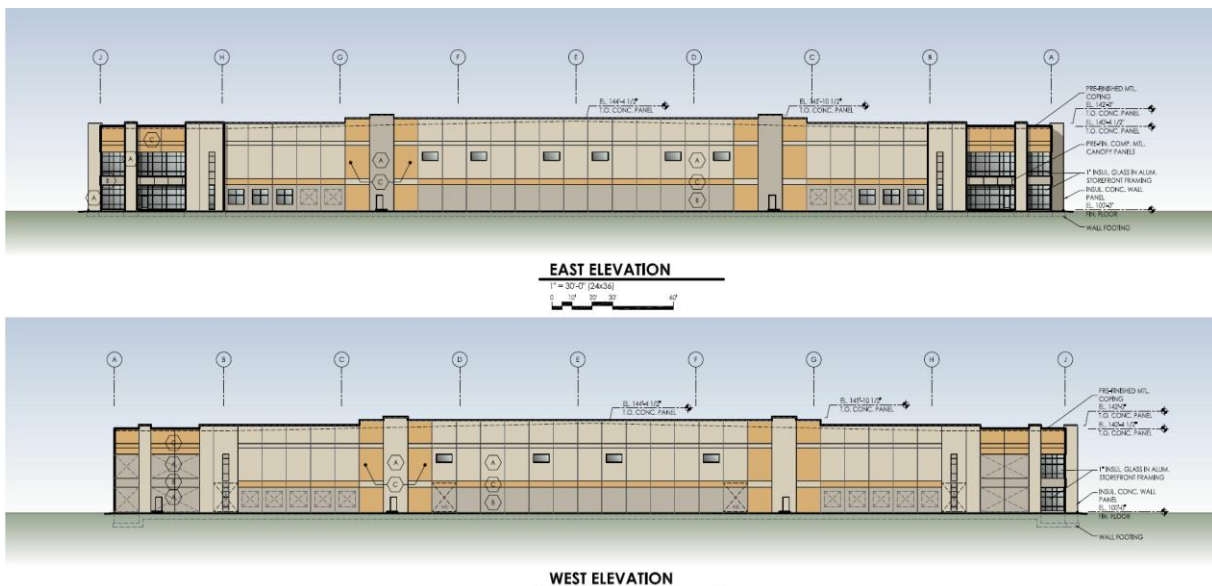
## Proposed Development

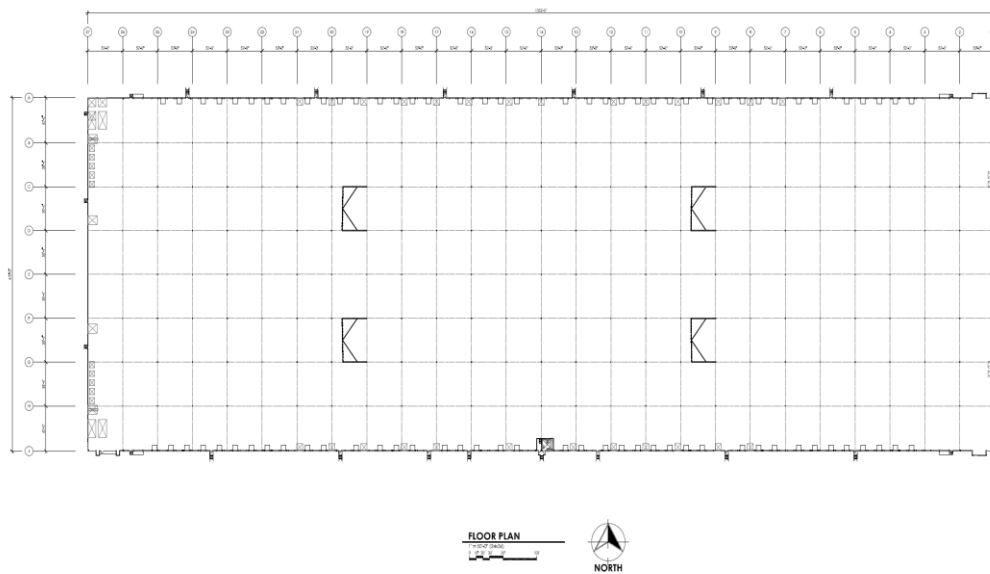
Exeter is requesting approval of a Concept Plan on an approximately 635,000 square foot warehouse facility located northwest of intersection SR 267 and Perry Boulevard. The building is proposed for Block 1 within the Whitestown Business Center per the approved plat.

The site would have two access points off SR 267 as well as two access points off of Perry Blvd.

Currently 178 trailer parking spaces are proposed and 244 car parking spaces. The project would also allow for a future expansion of approximately 367,000 square feet.

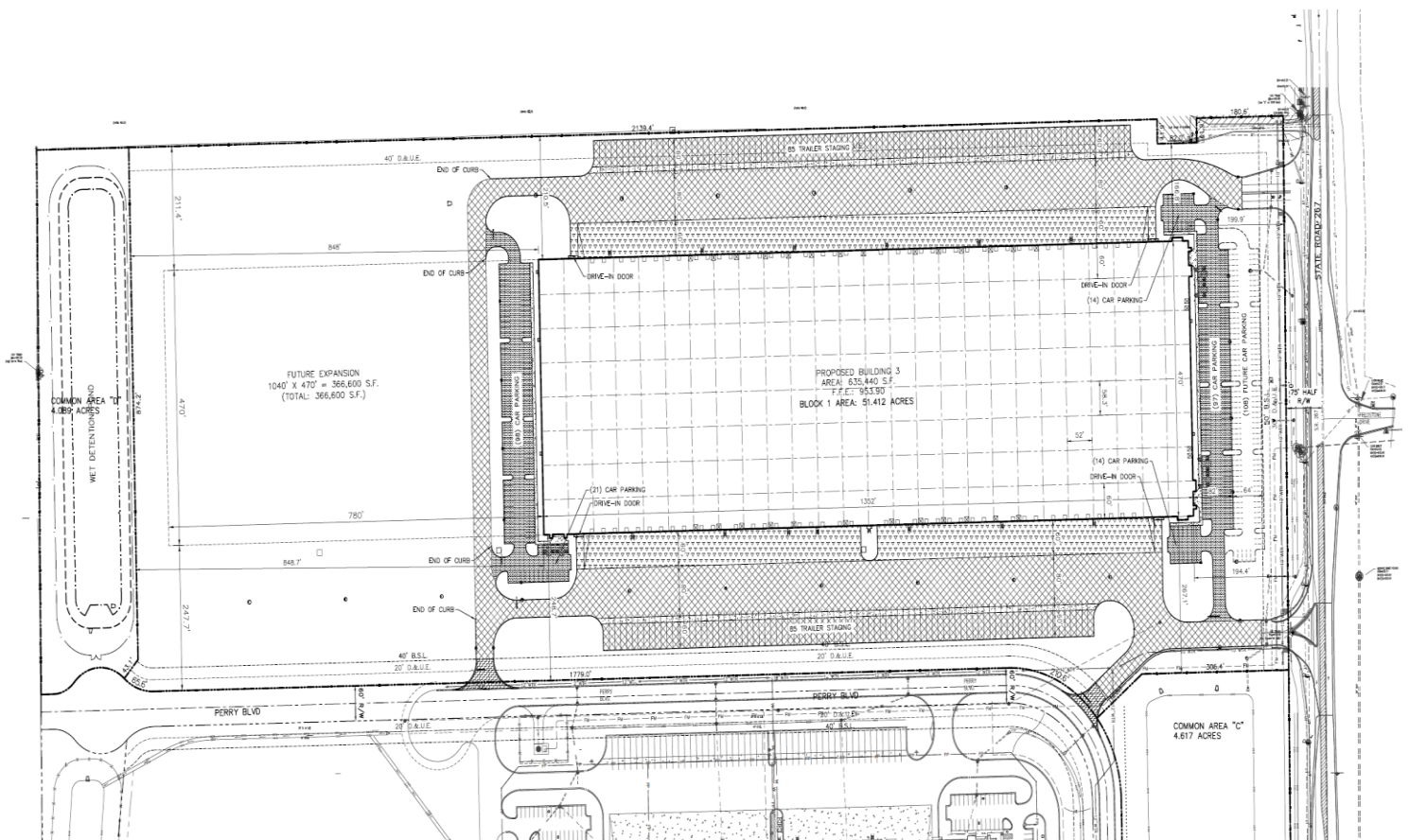
Below is a conceptual elevation drawing for Building 3; 635,000SF:





## Concept Plan

The Concept Plan is shown below:



## Surrounding Zoning and Context

The subject site is currently zoned I-1 Light Industry:

- NORTH- Property to the north is zoned AG agriculture.
- SOUTH- Property to the south is I-1 Industrial. Currently Building 1.
- EAST- Property to the east is zoned I-2 and located in the Perry Industrial Park.
- WEST- Property to the west is zoned AG and located within the Town's corporate limits.

## Compliance

The proposed project is designated and zoned to be I-1 Light Industry. This district is established to accommodate light industrial uses in which all operations, including storage of materials would be confined within a building, and would include warehousing operations. Development in this district requires connection to public water and public sewers and Development Plan approval.

**Some permitted Primary Uses within the I-1 area include:** Accounting, Auditing & Bookkeeping Service; Blueprinting & Photocopying; Bowling Alleys; Charitable Institutions; Commercial testing Laboratories; Electrical Supply Store; Engineering & Architectural Service; Farm Implements & equipment Sales; Farm Product Processing; Food Processing; Light Industry; Newspaper Publishing; Plumbing, Heating & Air Conditioning Dealer; Professional Office; Real Estate Service; Tire, Battery & Accessory Dealers; Truck Sales, Rental, Leasing, Repair; Wholesale Business, Etc. **A complete list of permitted uses are listed in Sec 2.11 Light Industry Uses**

### Development Standards Requirements for "Light Industry"

Max Height of Buildings	75'
Min. Road Frontage	45'
Min. Front Yard	20'
Min. Side Yard	10'
Min. Rear Yard	10'

## Staff Recommendation

Staff recommends that the WPC approve Concept Plan PC17-044-CP.